

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: St. Vincent de Paul Society****Federal Tax ID: 92-0125695****Project Title:****Project Type: New Construction and Land Acquisition**

St. Vincent de Paul Society Diocesan Council of Southeast Alaska, Inc. - Smith Hall Studios Senior Housing

State Funding Requested: \$2,199,454**House District: Juneau Areawide (3-4)**

Future Funding May Be Requested

Brief Project Description:

Affordable housing for low-income seniors.

Funding Plan:

Total Project Cost: \$2,400,044

Funding Already Secured: (\$200,590)

FY2013 State Funding Request: (\$2,199,454)

Project Deficit: \$0

Funding Details:

2011--\$13,000 from CBJ Affordable Housing Fund

\$15,000 from Thrift Store and Donations

\$172,590 Land

Detailed Project Description and Justification:

Highly efficient, "green" design studio apartments will be added to the Smith Hall low-income senior apartments complex--increasing households by 50%. The new units are based on the L41 modular design displayed at the Vancouver Olympics in 2010. They will be factory built in Juneau and erected on site. They will achieve the highest possible LEED (Leading Energy and Environmental Design) Certification. Based on development and operating experience with Haines Assisted Living, they are expected to operate at one half the energy cost of traditional construction.

Juneau is Alaska's most homeless city. Seniors are the fastest growing segment of the local population--a 185% growth rate in the last 10 years. One half of the single senior households in Juneau are low-income, about 188 households. There are currently 55 units of supported housing for low-income seniors and about 70 households on the waitlist. It is estimated that within 10 years, 40% of Juneau's homeless will be seniors--that would be 225 persons. These studios will demonstrate the feasibility of delivering to market a quality housing alternative that even a senior living solely on social security (about \$1500/month) can afford--without costly monthly subsidies from government. Challenges met by this project will provide guidance for the development of affordable housing alternatives critically needed in Juneau--for middle income and young professionals as well as the low-income seniors targeted by this project.

The sponsor, the St. Vincent de Paul Society manages more than 100 units of affordable housing in Juneau and has

developed and constructed 64 units at three locations over the past 15 years.

Project Timeline:

After full funding is secured, from design and engineering through construction and final inspection to occupancy it is estimated to take approximately one and a half years.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

St. Vincent de Paul Society

Grant Recipient Contact Information:

Name: Dan Austin
Title: General Manager
Address: 8617 Teal St.
Juneau, Alaska 99801
Phone Number: (907)321-5222
Email: st.vincentdepaul.juneau@gci.net

Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No

Smith Hall Studios

Juneau's Home Run

A Path to Affordable Housing

St. Vincent de Paul Society, Juneau, Alaska

What if we could lower the rent rate of a quality apartment to a level that low-income households could afford WITHOUT rental assistance subsidies like section 8 vouchers? \$500 per month?

We can. We can do that by building **better**, building **smaller** and building **more**. Still, critical to the equation is No Debt Service. An adequate one-time capital investment can produce a market-based affordable solution, sustainable and free from regular operating subsidies. We have demonstrated the feasibility of this approach at Haines Assisted Living and at St. Vincent de Paul where a combined housing and commercial enterprise (the Thrift Store) provides basic operating revenues.

Combine the efficiency of the innovative **L41** below and local support (like St. Vincent de Paul Thrift Store and Haines volunteers) in a social and economically integrated community and we can end homelessness without increasing annual operating subsidy obligations.



**The L41 studio
Apartment,
Vancouver, Canada**

**Build 'em better, build 'em
smaller, build more of 'em.**

There are two critical pieces to the affordable housing equation--**Price** and **Income**.

Smith Hall Studios

For years we argued that the answer to homelessness was to increase the number of rental assistance subsidies in order to provide the means to convert "need" to "demand" by effectively increasing the **incomes** of the poor.

Need or Want + Means to Purchase = Demand

We have a "need" for low-income affordable housing. Without the "means" we have no "demand". In spite of growing need, there have been no general low-income affordable apartments built here since 2005.

Through thirty years of good times and bad, of surpluses and deficits, we have never met the need for low-income housing and our homeless numbers grow. For example, U.S. HUD now estimates that there are 9 qualified low-income senior households for every subsidized senior apartment. And the program to build and support those senior and disabled projects was cancelled this year!

The federal budget debate makes it clear that rental assistance subsidies are likely to shrink rather than grow, and that the number of households whose income cannot support market rate housing will increase. The number of homeless will increase. It doesn't look like the **income** side of the equation is going to be helped anytime soon.

So, then what about **Price**? In housing construction, Price is mostly a matter of space. Yes, we have some latitude with construction techniques, materials etc., but frankly, it costs what it costs to build a square foot of quality affordable housing. And, in this age of exploding energy costs, the upfront price tag is less relevant than the life cycle operating costs--which is why we have adopted the most rigorous LEED energy standard for all new construction.

But, is it possible to substantially reduce the construction cost of quality, energy efficient, affordable housing? Can we ever get the capital and operating costs down far enough for a low-income senior or disabled person on a social security income to afford the rent without a monthly housing subsidy from the government?

My wife makes sure that I look up from time to time to review new, innovative approaches to the affordable housing challenge. Some months ago, she put a copy of Natural Home Magazine in my hand with, "You better look at this." The short article and photo featured a tiny, complete and exquisitely designed studio/efficiency housing unit called the **L41** (all for one). The L41 is "green", extremely energy efficient, and affordable to construct and operate. Thanks to public funding and private donations, architect Michael Katz was able to build

Smith Hall Studios

a complete prototype unit for display at the 2010 Vancouver Winter Olympics. My wife and I toured the L41 in April.

It is only about 220 square feet (Smith Hall Studios will be 300 sf, ADA compliant) with a fully equipped kitchen, bath, and even laundry clothes processor. In my opinion, the architect succeeded in his proposal to build the most "delightful" small living space possible. Four of us spent hours in this space, talking, discussing, and brain storming. We never felt the slightest bit crowded or restricted. But, back to price...

The L41 attacks the **price** side of the equation on two fronts.

First, obviously if one can provide everything needed to comfortably house one or two people in less than half the area of an average low-income apartment, then the cost per unit for each household falls.

Using Alaska costs and LEED energy standards, I believe we could build two of the L41 for a bit more than the price of the typical 1 bedroom unit. It is ideal for single persons and when combined with sufficient storage area, even senior two-person households. The design is both expandable and stackable for multi-family applications—the L42, the L43 etc.

A second (Katz believes equally important) way to reduce the cost of the L41 is to build the unit on a factory assembly line. That was the way he built the prototype.

Factory built housing has been with us for many decades. Generally, one to several homes are built on a line and then shipped in multiple sections for assembly on site. Most often, the interior walls, wiring, plumbing and finishes are completed after site assembly. Termed "panelized construction", this was the way Triplette Construction built Smith Hall Senior Apartments 14 years ago.

Katz proposes constructing the entire L41, interior, plumbing, electrical and all, finished in the factory and shipping as modules for site assembly. The compact size and shipper-friendly configuration makes this possible (the prototype has been moved four times since the Olympics). Until more units are built and the assembly line process proven, we must be careful about estimating possible cost savings from this approach. The L41 should return considerable cost savings just by providing quality housing units for more people in the same total area of constructed space. Savings from modern assembly line production techniques will just add value to more units. Triplette Construction has the experience in factory line housing construction and the facility to produce the L41 here in Juneau.

Smith Hall Studios

In summary there are four steps to housing affordability in Juneau:

1. Smaller units = more households in quality housing for the same capital investment.
2. No debt service. One-time Capital community investment instead of operating subsidies.
3. Better Building. LEED or comparable energy efficiency design.
4. Commercial non-profit enterprise to support rents of poorest residents.

The challenge is to deliver to the Juneau market an affordable housing alternative that people will enthusiastically choose. For low-income households this means about \$500 per month for a studio apartment and similar rates for additional bedrooms. We believe that by utilizing the four steps above we can do that and effectively end homelessness in Alaska's Capital.

For photos and to learn more about the L41 and see it featured in publications in the U.S. and Canada, go to:

www.katzarchitecture.com and www.L41homes.com

Dan Austin, General Manager
St. Vincent de Paul Society

St. Vincent de Paul Society Juneau's Home Run

A Path to Affordable Housing



The L-41



**The St. Vinnies
you may
know.**

Shelter and
permanent
housing
owned and
supported by
the non-profit
and its
commercial
enterprise, the
Thrift Store.

St. Vincent de Paul's Transitional Housing

Home to families and individuals moving from homelessness to permanent housing. Twenty six SRO-type units for one to five persons per household.

The St. Vinnies you may not know—

77 additional permanent low-income affordable

apartments at 4 locations for seniors, working poor, families and the disabled.

Development support for Haines Assisted Living, rural Alaska's only LEED Certified housing.

Smith Hall Senior Apartments , 24
Low-Income Senior Households



Paul's Place, 7 formerly homeless households



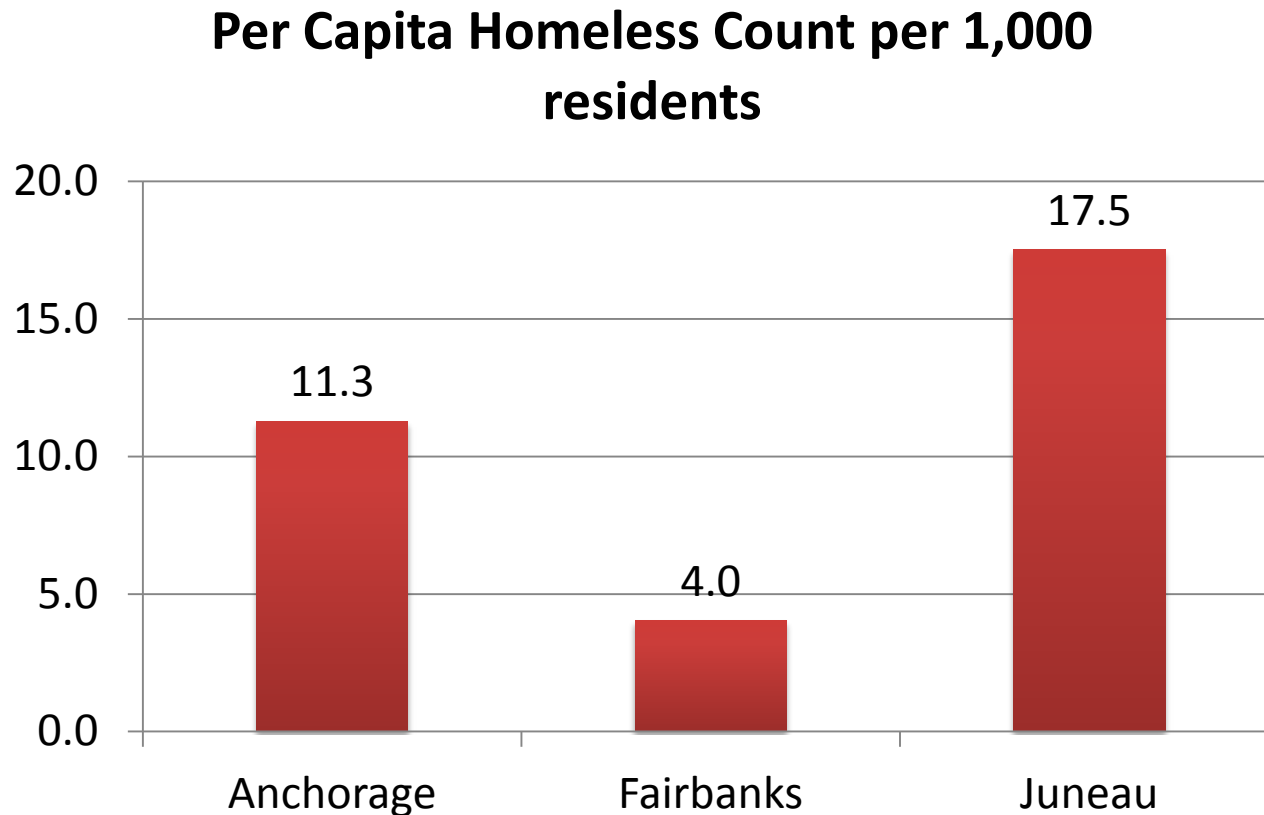
Channel View, 22 Low-Income

Mackinnon, 23
Low-Income



Haines Assisted Living, rural
Alaska's first
Multifamily LEED
building.

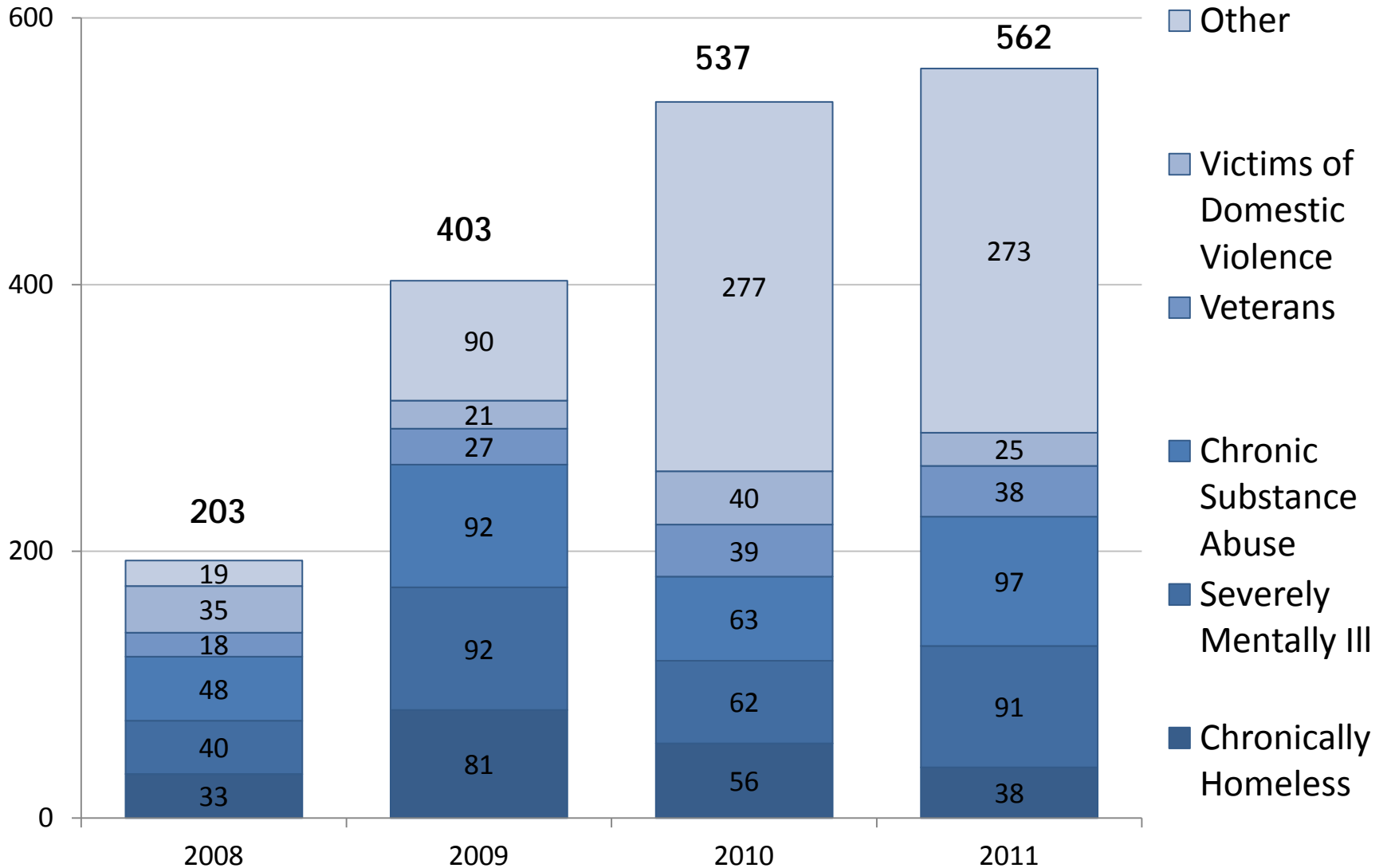
Juneau is Alaska's Most Homeless City



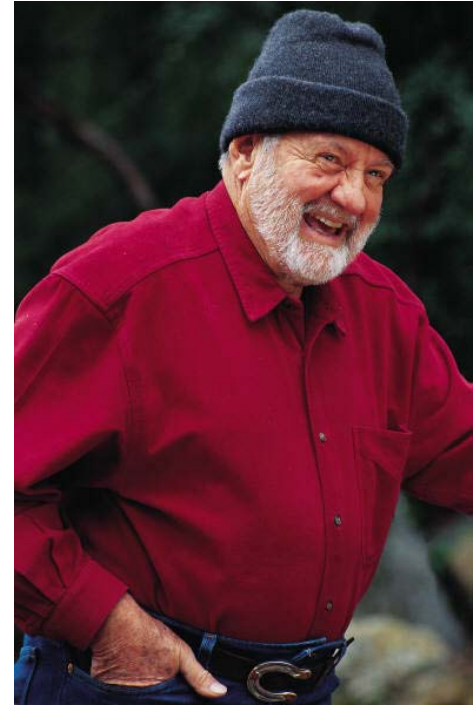
2011 Point In Time and Homeless Connect Surveys

If L.A. County had the same rate, there would be 170,000 on their streets (not the 51,000 counted now).

Juneau Point In Time Homeless Count, 2008-2011



Seniors are the fastest growing segment of Juneau's homeless.



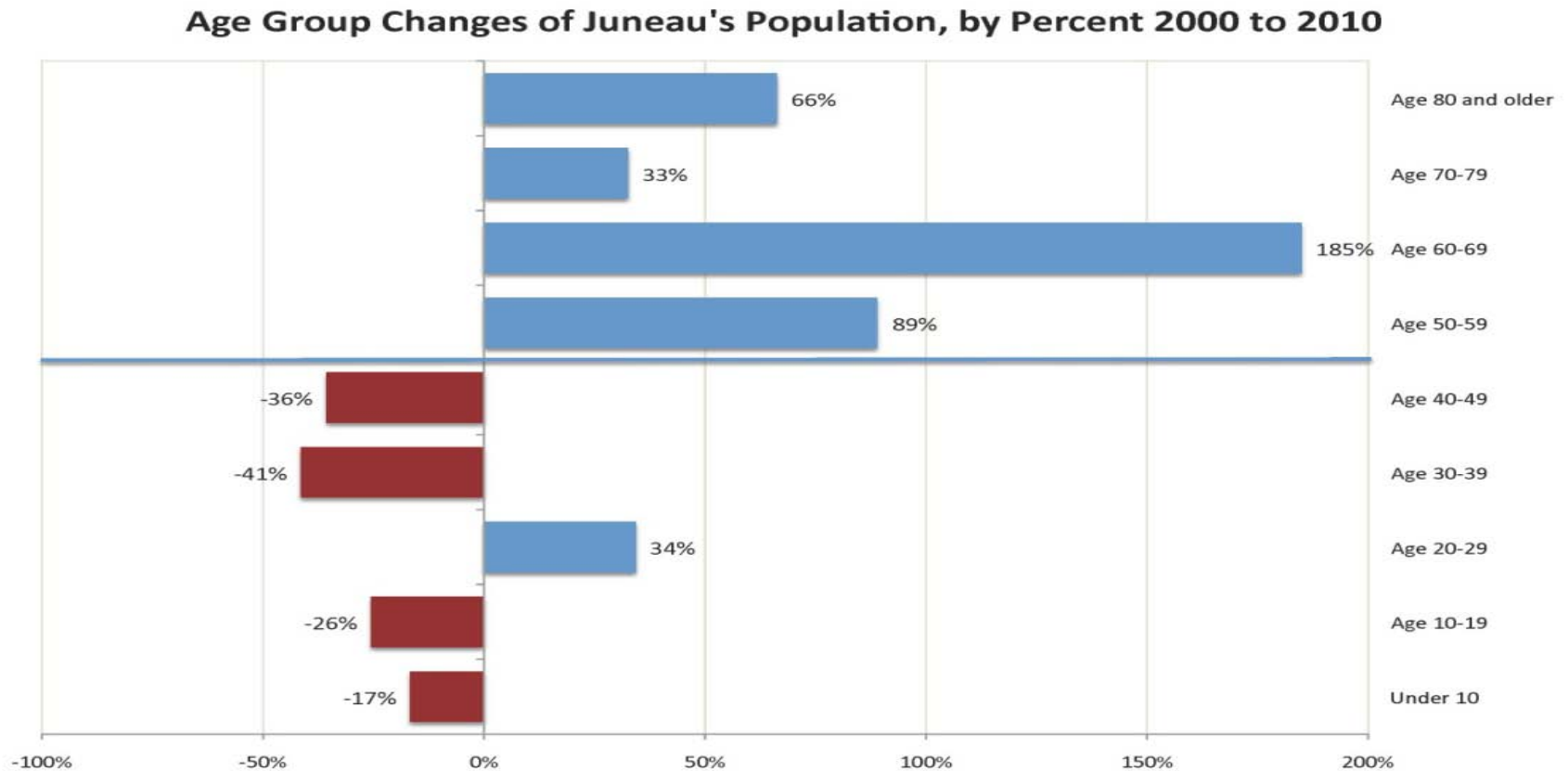
In 10 years, it is estimated that 40% of Juneau's homeless will be seniors.

The “Silver Tsunami”--
75 million
“Boomers”
become elderly
over the next 15
years.



With the fastest senior
growth rates in the
country, Alaska and
Juneau get hit first and
hard.

Alaska has the fastest growing senior population in the nation with a projected 206% growth rate between 1995 and 2025^[1]. Juneau's senior (60-69 yrs.) growth rate was 185% between 2000 and 2010^[2].



Alaska Department of Labor, Juneau Population Changes, 2000—2010.

^[1] U.S. Census Bureau, Senior Population Growth by State, 2005

^[2] Alaska Department of Labor, 2010

Half of Juneau's single seniors -188 households-qualify for subsidized housing.

Today, there are 55 units of fully occupied subsidized senior housing and waitlists of 67.

No low-income senior housing has been built since 1998.

U.S. HUD has cancelled the Senior and Disabled Supportive Housing grant program.

Average annual income of Smith Hall seniors = \$18,247

30% “Affordable” monthly rent and utilities = \$456.

Juneau Fair Market Rent Rate = \$912 (1 bdrm.)

Smith Hall 1 bdrm. Rent = \$799. $\$799 - \$456 = \$343$

Who pays the \$343?

Without subsidy, there is no “Affordability”. Without “Affordability” there is no housing.

Price / Income



“Let Crisis Be the Catalyst for Change.”

--George

Enterprise Solution



Thrift Store, 51%



Tenant Rent, 49%

Haines Assisted Living and St. Lucy's Senior Living



- Rural Alaska's first LEED certified non-profit multifamily residence.
- \$5.5 million to Southeast contractors.
- Now one of Haines Borough's largest employers.
- Returns 9% per year to local community.
- Operates at 50% of cost of comparable facilities.
- Debt Free. 100% grant and donation funded.
- 13 senior households remain in their town close to family and friends.

Build 'em Better, Build 'em
Smaller, Build More of 'em.

Adam Smith where are you?

Need + Mean\$ to Purcha\$e = Demand

We have a tremendous need for affordable housing and we have **Zero Demand**.

Means, that is, the incomes of poor (and others), cannot support the current Fair Market Rate for housing.

The L-41, *All For One*



Factory Built L-41 Modules

L-41, L-42, L-43

Stackable



Expandable

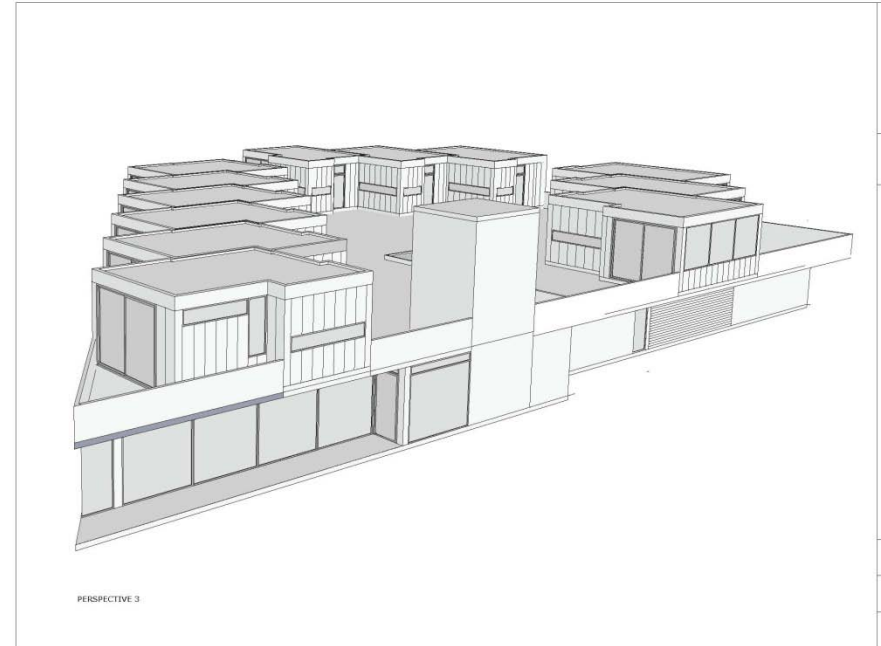


Smith Hall Enterprise Neighborhood

Communities are composed of individual **neighborhoods** of seniors or young families or singles--that comprise a larger social whole.



SECOND FLOOR



Individual units in this **senior neighborhood** are clustered around a commons above secure parking and convenience store.

Enterprise Not Subsidize

Four Steps to Success

- 1. SMALLER units = more households in quality housing for same capital investment.
- 2. NO DEBT. One-time capital community investment instead of operating subsidies.
- 3. BETTER BUILDING. LEED or comparable energy efficiency design.
- 4. COMMERCIAL non-profit enterprise to support rents of poorest residents.

GRUENING, PERATROVICH, EGAN, STEWART, SOBOLEFF



BARTLETT, HAMMOND, STEVENS, HICKEL

Smith Hall Studios

Project Development Cost

Land Acquisition		\$ 172,590.00			
Arch/Engr. Design, Supervision & Inspections		\$ 132,656.00			
Construction (structures) GMP		\$ 1,483,200.00	7000sf		
Stite Prep/Parking		\$ 175,000.00			
Unallocated Contingency		\$ 82,910.00	5% of const		
Landscape/walks		\$ 25,000.00			
Utility Connects		\$ 20,000.00			
ESA, Phase I		\$ 4,400.00			
Geotech Report		\$ 8,000.00			
Organizational Costs		\$ 6,000.00			
Survey		\$ 3,250.00			
Permits/Inspections		\$ 10,000.00			
Title/Recording		\$ 6,125.00			
Legal		\$ 15,000.00			
Marketing		\$ 5,000.00			
Total Land & Construction		\$ 2,149,131.00			
Admin. @ 10%		\$ 214,913.00	Project Mgmt., Other Soft Costs		
Rent-Up Reserves		\$ 36,000.00			
Sponsor's Contribution		\$ (200,590.00)	Land and Cash		
TOTALS		\$ 2,199,454.00			
Capital Request		\$ 2,199,454.00			
	\$337.72/sf Total Development Cost . Land,Const.,Admin,Soft				
	\$236.89/sf Total Const. and Site Dev.			7000sf	
	7000sf includes commons, halls, laundry, mechanical etc.				

Ultracompact Minimodules

The prototype of a high-design, super-small dwelling unit offers the potential of affordable sustainability.

TWO YEARS AGO in *Urban Land*, it was suggested that the 675-square-foot (63-sq-m) Inhabit modular housing units designed by two Seattle architecture firms could be dubbed “iMods” because they are urban, modern, and green (“From Habitat to Inhabit,” May 2008, page 157). Now Vancouver, British Columbia, architect Michael Katz has produced a modular system less than one third that size, at only 220 square feet (20 sq m). The L41 home—the name is intended to suggest “all for one” while inferring “one for all”—is designed as a studio house for one person or one couple. Because Katz and his partner Janet Come envision the units not only as stand-alone dwellings but also as elements of stacked, multifamily systems that would be to the house what the Smart car and Mini Cooper

are to the automobile, one might also call them “mini-Mods.”

The L41 prototype unit is nestled in the trees at the edge of a parking lot at Great Northern Way Campus, an academic and business community consortium of four Vancouver universities, less than a mile from the Olympic Village on the southern edge of the False Creek Flats in Vancouver.

The unit is surprisingly light and open. One enters through a glass door at one end, next to which is a U-shaped full kitchen with windows between its white reconstituted quartz counters and knobless white cabinets above. A deep, narrow stainless-steel sink with a gooseneck faucet overlooks the trees. A core value of the L41 is efficient dual use of space and equipment. A two-element

induction cooktop is set into the counter with a slide-out miniature overhead fan above; a convection oven that doubles as a microwave oven is installed below. A Sub Zero refrigerator and freezer are below the counter, as is an Asko clothes washer that doubles as a dryer.

At the opposite end of the unit, a covered balcony with a tempered-glass railing opens the unit to the trees through a three-panel sliding glass wall that disappears behind an outdoor storage closet. A cantilevered edge of the kitchen counter forms a dining bar that shelters several bar stools on one side. Opposite the eating area is a living room that doubles as a bedroom with a sofa that turns into a double bed. Above the sofa/bed is a large window that has a pull-down blind that can convert to a screen for a



Above: At one end of the mini-Mod units, a covered balcony with a tempered-glass railing opens the unit to the trees through a three-panel sliding glass wall that disappears behind an outdoor storage closet.

Right: Architect Michael Katz has designed stacked multifamily versions of the mini-Mods built from three to nine stories tall to take advantage of the strength of the cross-laminated timber bearing walls. Green features of the L41 units include solar thermal heating panels and photovoltaic cells on the green roof, a heat-recovery system, a dual-flush toilet, LED lighting, and triple-glazed windows.



MICHAEL KATZ ARCHITECTS

projector. Oak hardwood floors, contrasted with the pristine white minimalism of the kitchen, along with other high-quality finishes and equipment and the liberal use of glass, help give the L41 a custom-home quality of design unexpected in such a small space.

Next to the sofa/bed is a computer desk with a quartz top and shelves above. Behind the desk is a closet where the unit's mechanical, electrical, and plumbing equipment are stacked. The house is heated through radiant coils embedded in the ceiling. The mechanical system provides continuous air circulation through a heat-recovery ventilator that transfers heat to incoming fresh air. A transom above the entry door opens to vent warm air from the kitchen and moist air from the bathroom.

Behind the closet, opposite the kitchen, is a green sliding glass door that opens to a compact bathroom with an aluminum-oxide vinyl floor and a floor drain that facilitates cleaning. The shower area is surrounded by green glass that extends into a shower screen. The shower fixture is mounted low on a variable-height rod with a handheld showerhead that can be stretched anywhere in the bathroom for use in cleaning.

The L41 was manufactured by Ledcor, a large Vancouver-based contractor, in three modules that were shipped on a flatbed truck to the site and assembled in less than a day. Through addition of modules, the L41 can be made larger—290 square feet (27 sq m) for a one-bedroom unit or 360 square feet (33 sq m) for a two-bedroom unit.

Katz is a South African architect and sometime inventor who immigrated to Toronto and then to Vancouver, where he designed and patented the first universal folding mobile keyboard, called the Pocketop. In an effort to make the L41 sustainable, affordable, and innovative, Katz chose to construct the unit using cross-laminated timber (CLT), a new wood building product.

Constructed of planks, laminated in layers at right angles to each other and glued together under great pressure to create panels up to 18 feet wide by 60 feet long (5.5 by 18 m) and two to 24 inches (5 to 60 cm) thick, CLT is strong and stands up well enough to earthquakes and fires that it has been used in London as a substitute for concrete in buildings up to nine stories tall.

Use of CLT would also take advantage of lumber created by massive infestations of the pine beetle in the U.S. Northwest, British Columbia, and Alaska. Katz notes that in British Columbia alone, over 35 billion cubic feet (1 billion cubic meters) of beetle-killed trees are available, which will be rotten in ten to 15 years if it is not used. With an L41 studio requiring only 353 cubic feet (10 cubic meters) of wood, that 35 billion cubic feet of beetle-killed wood in British Columbia would be enough to build 100 million units.

Beetle-killed lumber is structurally sound. A bluish color in the wood results from a blue stain fungus carried into the trees by the bark beetles that is harmless to humans, pets, and livestock and does not affect the structural integrity or strength of the wood. One sponsor of the L41 prototype, the large Canadian forest products company Canfor Corporation, has manufactured CLT harvested from pine beetle-infested lodgepole pine. It has also conducted research that suggests the infestation is caused by the warmer winters and hotter summers that have resulted from global warming.

The L41 units are clad with durable, waterproof, gray zinc panels. The amount of energy used to produce zinc from ore is the lowest among all nonferrous metals on the market, and energy consumption is even lower when zinc is produced from recycled material, which it commonly is. Other green features are solar thermal heating panels and photovoltaic cells on the green roof, a heat recovery system, a dual-

The unit is entered through a glass door next to which is a full, U-shaped kitchen with windows tucked between the white reconstituted-quartz counters and knobless white cabinets above. A deep, narrow, stainless-steel sink with a gooseneck faucet overlooks the trees.



JON BENJAMIN PHOTOGRAPHY

flush toilet, LED lighting, and triple-glazed windows.

Katz says the L41 system is being priced by a major U.S. prefabricated house manufacturer and refrains from saying what he expects that price to be. Reporters have determined a targeted goal to sell a mass-produced L41 mini-Mod for \$50,000, fully equipped, which would equate to \$227 per square foot (\$2,500 per sq m). Although this might seem high for residential construction on a per-square-foot basis, the small size of the fully equipped unit would reduce total cost below that of comparable complete homes.

Katz thinks the market for the L41 will be first-time homebuyers, universities providing student housing, and developers of workforce housing and hotels. Perhaps more likely buyers of the stand-alone models will be existing homeowners who will use them as accessory dwelling units—in Canada, often called accessory suites or laneway housing—or as vacation homes. In fact, the first commissioned L41 was purchased by a young couple that owns property on Gambier Island, a mostly summer community in Howe Sound

northwest of Vancouver popular with artists and writers and reachable only by boat and ferry.

But Katz has designed stacked multifamily versions of the mini-Mods built from three to nine stories tall to take advantage of the strength of the CLT bearing walls. Katz and Come envision clusters of stacked units, either as condominiums or apartments, with residents sharing Smart cars and gardens in small communities in which they will live in small spaces with comparably small carbon footprints. Developers may find that the high quality, durability, and potentially affordable cost of mass-produced units—along with a very short construction period that reduces capital and financing costs—make such communities feasible. **U**

WILLIAM P. MACHT is a professor of urban planning and development at the Center for Real Estate at Portland State University in Oregon and a development consultant. (Comments about projects profiled in this column, as well as proposals for future profiles, should be directed to the author at machtw@pdx.edu.)

JUNEAU HOMELESS COALITION

Ending the hopelessness of homelessness.

June 10, 2011

Dan Austin
Smith Hall, Inc.
8619 Teal Street
Juneau, Alaska 99801

Re: Smith Hall Senior Studio Project Application for the HUD "202" Supportive Housing for the Elderly Program

Dear Mr. Austin,

The Juneau Homeless Coalition is offering an official endorsement for the HUD "202" Supportive Housing for the Elderly project proposal that will develop 11 efficiency units for low-income seniors.

In recent years, the City and Borough of Juneau has taken significant steps to establish strategies that provide more affordable housing and will end homelessness in Juneau. The 2010 Juneau Housing Needs Assessment reported that 343 housing units were needed immediately to meet a basic threshold of availability and affordability in the community. Those most burdened by the lack of local affordable housing were renters with incomes less than \$35,000¹. The addition of these efficiency units for seniors will increase the housing stock in an area of great need within the community.

St. Vincent De Paul Society, the developer of the Smith Hall Senior Studio project, is a founding member of the Juneau Homeless Coalition and is an established leader in the community. The Coalition encourages the organization's continued growth by adding LEED-certified, energy-efficient housing for low-income seniors.

The Juneau Homeless Coalition is an organization of committed social service providers, non-profit housing agencies, state and local planners, and concerned citizens that volunteer their time and expertise to further the goals of ending homelessness in our community. For more information on Coalition activities, please visit <http://jedc.org/housing-coalition.shtml>.

Sincerely,

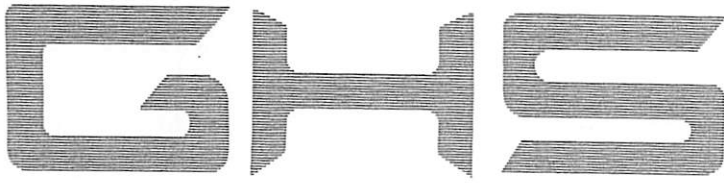


Scott Ciambor
Juneau Economic Development Council
Co-Chair, Juneau Homeless Coalition



Mandy O'Neal Cole
Aware, INC.
Co-Chair, Juneau Homeless Coalition

¹ Juneau Housing Needs Assessment, <http://jedc.org/forms/JuneauHousingNeedsAssessment.pdf>, November 2010



GASTINEAU HUMAN SERVICES CORPORATION • 5597 AISEK STREET • JUNEAU, ALASKA 99801
Behavioral Health Services • Community Corrections • Transitional Housing • Drug Testing Services • Community Work Service

June 15, 2011

U. S. Dept. of Housing and Urban Development
Region X, Multifamily Hub
Seattle, Wa.

Sirs;

Gastineau Human Services wishes to convey its support for the proposed Supportive Housing for the Elderly project submitted by Smith Hall, Inc.

Many of the clients we serve are now, and within the next decade will be, low-income seniors seeking housing in Juneau's extremely tight housing market. Smith Hall is a resource that many seniors depend upon for affordable housing. An expansion of this community asset, especially in efficiency apartments for single senior households, will positively impact our agency's ability to serve. Smith Hall has the experience and management resources to complete this quality project in a cost-effective manner.

Sincerely

A handwritten signature in black ink, appearing to read 'Allen D. Hulett', is written over a horizontal line.

Allen D. Hulett
Program Coordinator

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES
DIVISION OF SENIOR AND DISABILITIES SERVICES

SEAN PARNELL, GOVERNOR

550 West 8th Avenue
Anchorage, Alaska 99501
Phone: 907-269-3666
Fax: 907-269-3973

June 15, 2011

U.S. HUD
"202" Program
Region X, Seattle, Washington

To Whom It May Concern;

My professional duties place me on the front lines of the struggle to protect seniors in need.

I have had the opportunity to work directly with the management of Smith Hall, Inc. the sponsor of a proposed new "202" supportive housing project in Juneau, Alaska. I am writing to express my personal and professional support for their project.

Safe, affordable housing is among the highest priorities for needy seniors and those who suffer neglect and abuse. The addition of affordable, supportive senior housing in our community will mean more at-risk seniors will have access to the safe, nurturing environment established at Smith Hall. More needy seniors will live safer, healthier lives if this project is built.

Southeast Alaska has one of the highest senior growth rates in the nation. Over the last 10 years, the senior population in Juneau has increased 185%, and no new low-income senior housing has been built. This project will begin to address the coming crisis as the "boomer" generation ages.

I sincerely hope you will favorably consider the application by Smith Hall, Inc.



Tonya R. Muldoon
Adult Protective Services Investigator
State of Alaska
Department of Health and Social Services
Division of Senior and Disabilities Services
PO BOX 110680
Juneau, Alaska 99811
(907) 465-4791
(907) 465-2677 Fax



SOUTHEAST SENIOR SERVICES

419 Sixth Street, C.C.S. Wing Juneau, Alaska 99801
(907) 463-6113 Fax (907) 586-3329

U.S. Department of Housing and Urban Development
Section 202 Supportive Housing for the Elderly
Region X, Multifamily Hub
Seattle, Washington

June 15, 2011

Sirs;

I am writing today to express my support for the application of Smith Hall, Inc. to secure Capital Advance funding for the construction of 11 studio apartments for low-income elderly here in Juneau, Alaska.

Smith Hall and its affiliated agency, The St. Vincent de Paul Society, are critical providers of housing to the growing low-income senior population we serve. My agency provides in home health care, nutrition and transportation services for many of the senior residents in housing managed by the applicant.

For more than a dozen years Smith Hall has been an exceptional housing resource for our clients. I am confident their experience and commitment will extend to the new project they propose—sorely needed affordable housing for low-income elders.
Sincerely

James Wellwood MA, PhD
Care Coordination Supervisor
Southeast Senior Services



A PROGRAM OF CATHOLIC COMMUNITY SERVICE



PRIORITY HEALTHCARE



June 15, 2011

United States Department of Housing and Urban Development
Region X, Multifamily Hub
Seattle, Washington

Re: Smith Hall application for "202" grant funding

Sirs;

As a provider of senior health care services in our community, I am excited by the possibility that 11 additional units of low-income supported senior housing may be built at Smith Hall.

I have worked with Smith Hall and St. Vincent de Paul for many years and know them to be genuinely caring, innovative and committed to excellence, particularly in their relations with residents and clients. More affordable low-income senior housing is a critical need in our community and Smith Hall has the experience and track record that inspire confidence from an extended network of providers—private and public agencies.

We look forward to working with an expanded Smith Hall in the coming years.

Sincerely

Graham Smith
Priority Healthcare, LLC